



TOWN PROPERTY



01323 412200

Freehold

Guide Price

£320,000 - £330,000



2 Bedroom



1 Reception



1 Bathroom



42 Rylstone Road, Eastbourne, BN22 7HE

****Guide Price £320,000 to £330,000**** A beautifully presented bay fronted period home, offering stylish and versatile accommodation across three floors in the highly sought after Redoubt area of Eastbourne. Blending character features with contemporary finishes, the property boasts a welcoming bay fronted lounge and an impressive full width kitchen/dining room to the rear, creating a wonderful space for modern family living and entertaining. French doors open directly onto the newly laid patio garden, while a useful ground floor cloakroom and utility area add further practicality to this thoughtfully arranged home. The first floor provides two generous double bedrooms alongside a well appointed family bathroom, while the converted loft room offers valuable additional accommodation. Outside, the property enjoys a newly landscaped rear patio garden and an attractive enclosed paved front garden. Perfectly positioned just moments from the seafront, local shops, the harbour and the town centre, this is a superb opportunity to acquire a stylish home in one of Eastbourne's most convenient coastal locations.



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Main Features	Entrance Double glazed front door to -
• Beautifully Presented Bay Fronted Period Home	Hallway
• Versatile Two Bedroom Plus Loft Room Accommodation	Bay Windowed Lounge 15'9 x 13'8 (4.80m x 4.17m) 3 radiators. Understairs storage cupboards. Double glazed bay window to the front aspect.
• Elegant Bay Fronted Lounge	Fitted Kitchen/Dining Room 17'2 x 14'6 (5.23m x 4.42m) Fitted with a range of wall and base units Work surfaces with inset one and a half bowl sink and drainer .Gas hob with extractor hood over. Double electric oven. 2 radiators. Space and plumbing for a washing machine. Double glazed patio doors and double glazed window to the rear aspect.
• Stunning Full Width Kitchen/Dining Room	Ground Floor Cloakroom Low level WC. Wash hand basin,. Gas boiler. Work surface with plumbing beneath for a washing machine and space above for a tumble dryer. Double glazed Velux window.
• French Doors Opening Onto The Rear Garden	Stairs from Ground to First Floor Landing:
• Ground Floor Cloakroom & Utility Area	Bedroom 1 14'3 x 11'2 (4.34m x 3.40m) Radiator. 2 double glazed windows to the rear aspect with plantation shutters.
• Converted Loft Room With Fitted Wardrobes	Bedroom 2 12'8 x 11'4 (3.86m x 3.45m) Radiator. Double glazed window to the front aspect.
• Newly Laid Rear Patio Garden	Study/Dressing Area Radiator. Fitted wardrobes. Double glazed window to the front aspect. Staircase rising to the loft room.
• Attractive Walled Front Garden	Loft Room 12'0 x 10'8 (3.66m x 3.25m) Accessed via a staircase. Shelved storage area on landing leading into the room. Dual aspect accommodation with three Velux windows to the front and rear aspects. Fitted wardrobes. Access to under eaves storage. Radiator.
• Prime Redoubt Location Close To The Seafront	Outside Rear Garden: Newly laid patio with brick and fenced boundaries, and gate providing rear access. Front Garden: Laid to paved slabs with walled boundaries and gate.
	EPC = D
	Council Tax Band = C